

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, November 17, 2015, in the Goldie Locke Room at The Duckworth Building, 217 North Fifth Street, Garland, Texas, with the following members present:

COUNCIL PRESENT:

Mayor	Douglas Athas
Mayor Pro Tem	B. J. Williams
Deputy Mayor Pro Tem	Lori Dodson
Council Member	Marvin 'Tim' Campbell
Council Member	Anita Goebel
Council Member	Stephen Stanley
Council Member	Billy Mack Williams
Council Member	Scott LeMay

STAFF PRESENT:

City Manager	Bryan L. Bradford
City Attorney	Brad Neighbor
City Secretary	Eloyce René Dowl

ABSENT:

Council Member	James Cahill
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CALL TO ORDER:

The meeting was called to order by Mayor Douglas Athas. Cub Scout Pack 1988 led the pledge and Deputy Mayor Pro Tem Lori Dodson led the invocation.

CEREMONIALS:

The Mayor presented the following Proclamations and Special Recognitions to: The Pulmonary Hypertension Awareness Group, proclaiming November to be Pulmonary Hypertension Awareness month and American Diabetes Association, proclaiming November to be American Diabetes month, Special Recognition to the Garland NAACP Afro-Academic Cultural Scientific Olympics (ACSO), and Special Recognition to the Spring Creek Forest Preserve Society and Citizens Environmental & Neighborhood Advisory Committee.

CONSENT AGENDA:

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Mayor Athas read those items into the record. Motion was made by Deputy Mayor Pro Tem Dodson to approve the Consent Agenda as presented, seconded by Council Member LeMay, to approve items 1, 2a, 2b, 2c, 2d, 2e, 2f, 2g, 3, 4, 5, 6, and 7. Motion carried, 8 ayes, 0 nays.

1. APPROVED**

Approval of the Minutes of the November 3, 2015 Regular Meeting.

2a. APPROVED**

Bid No. 5870-15 to Pascor Atlantic, Inc. in the amount of \$500,000.00 for the 138 kV Disconnect Switches for Substations.

This request is to award a Term Contract with four optional renewals for 138 kV disconnect switches to be used in GP&L and TMPA Substations.

2b. APPROVED**

Bid No. 5871-15 to DMC Power, Inc. in the amount of \$155,180.27 for materials for the GP&L Wylie Switchyard.

This request is to provide for the procurement of electrical bus, cables, and ground grid fittings necessary for the construction of the GP&L Wylie Switchyard.

2c. APPROVED**

Bid No. 5882-15 to Techline, Inc. in the amount of \$412,642.00 which includes an optional contingency of \$41,264.20 for a total bid of \$453,906.20 for steel structures at the GP&L Lookout Substation.

This request is to provide steel structures and related materials to be used in the construction of the GP&L Lookout Substation. Due to the complex nature of the project, an optional contingency is included for any unforeseen additional materials that may be required.

2d. APPROVED**

Bid No. 5839-15 to Landmark Structures in the amount of \$5,133,000.00 for an Elevated Water Storage Tank.

This request is to provide site development, fabrication, and erection of a 2.5 million gallon composite Elevated Potable Water Storage Tank at McCree Road.

2e. APPROVED**

Bid No. 6007-16 to Pipeline Analysis, LLC in the amount of \$150,000.00 for Professional Engineering Services for Duck Creek.

This request is to provide professional engineering services to install, calibrate, provide O&M, perform data analysis, and prepare annual wastewater flow monitoring reports for the Duck Creek Wastewater Treatment Plant service area.

2f. APPROVED**

Bid No. 5901-15 to Electrical Power Products in the amount of \$670,484.00 which includes an optional contingency of \$100,572.60 for a total bid of \$771,056.60 for electrical power products.

This request is to provide for the procurement of a Control Building with relay panels and landings necessary for the construction of the GP&L Lookout Station. Due to the complex nature of the project, an optional contingency is included for any unforeseen additional materials that may be required.

2g. APPROVED**

Bid No. 5998-16 to Metro Fire Apparatus Specialists, Inc. in the amount of \$1,105,294.00 for Aerial Fire Apparatus.

This request is for the purchase of an Aerial Fire Apparatus to be used by the Garland Fire Department in their daily operations.

3. APPROVED**

Resolution 10223 accepting a Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) – Impaired Driving Mobilization (IDM) Grant in the amount of \$13,207.43; and providing an effective date.

Council is requested to adopt a resolution authorizing the City Manager to accept a State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) – Impaired Driving Mobilization Grant related to Driving While Intoxicated (DWI) enforcement in the amount of \$13,207.43 for FY 2015-2016. This item was previously considered at the November 16, 2015 Work Session.

4. APPROVED**

Resolution 10224 approving the abandonment, release, and conveyance of a portion of property in the James Terrace addition; authorizing the Mayor of the City of Garland to execute a deed conveying the property to Good Samaritans of Garland, Inc.; and providing an effective date.

Council is requested to approve a resolution authorizing the Mayor to abandon the State Street extraneous right-of-way and execute a Deed Without Warranty conveying the 4,350 square feet of land to the Good Samaritans of Garland. This item was previously considered at the November 2, 2015 Work Session.

5. APPROVED**

Resolution No. 10225 approving and funding a 2015-2016 Cycle 1 Neighborhood Vitality Matching Grant Project.

Council is requested to approve a resolution regarding the applications for Neighborhood Vitality Funding.

6. APPROVED**

Ordinance No. 6808 amending the Code of Ordinances, Section 25.04, Park Names with the addition of Jeffrey C. Wackett Football Field.

Council is requested to approve the recommendation from the Parks and Recreation Board to amend the Code of Ordinances, Section 25.04, Park Names with the addition of Jeffrey C. Wackett Football Field.

7. APPROVED**

Minute action authorizing the City Manager to sign the Grade Crossing Construction Agreement with KCS.

Council is requested to approve the authorization to sign the Grade Crossing Construction Agreement with KCS for Shiloh Road from I-635 to Kingsley Road.

8. APPROVED

Request to waive a required payment to the Tree Fund as outlined in the Garland Development Code Chapter 4: Article 4: Tree Preservation & Mitigation.

Mayor Athas opened the discussion at 7:32 p.m. Speakers on this item were Will Guerin, Director of Planning, Neil Montgomery, Sr. Managing Director, Economic Development, William Childers, RagingWire, Nathan Parrott, RagingWire. Samantha Jackson and Denise Anglewicz registering a position against, but not testifying.

Motion was made by Council Member Campbell to set the Tree Mitigation fee at \$100,000.00, seconded by Council Member Goebel to close the discussion at 8:05 p.m. Motion carried 5 ayes (Mayor Athas, Council Member Campbell, Council Member Goebel, Council Member Billy Mack Williams, and Council Member LeMay, 3 nays (Mayor Pro Tem B. J. Williams, Deputy Mayor Pro Tem Dodson, and Council Member Stanley).

9a. APPROVED

Consider the application of Datatronic Control, Inc. requesting approval of a Downtown Development Plan – Major Waiver regarding freestanding programmable signage (Section 7.24(B)(2)(b) of the Garland Development Code) on a property zoned Downtown (DT) District. This property is located at 801 West Avenue B. (File No. DD 15-01, District 2)

The applicant requests a major waiver to the Downtown District standards to allow construction of a programmable monument sign on the subject property.

Mayor Athas opened the public hearing at 8:06 p.m. The speakers on this item were Will Guerin, Director of Planning Barbara Onstott, DCI, Bill Persefield, First United Methodist Church, and Sharon Campbell. Scott Wise registered in favor of the request, but did not testify. Motion was made by Council Member Goebel to follow the recommendation of the Plan Commission and staff, with the exception of dimming the sign from 10p – 6a (based on the GDC Residential Lighting Standards for Programmable Signs) instead of turning the sign off, allowing staff to choose the specific dimming level, seconded by Council Member Stanley to

close the hearing at 8:22 p.m. Motion carried 8 ayes, 0 nays.

9b. APPROVED

Consider the application Datatronic Control, Inc. requesting approval of a Downtown Development Plan – Major Waiver regarding freestanding programmable signage (Section 7.24(B)(2)(b) of the Garland Development Code) on property zoned Downtown (DT) District. This property is located at 115 South Glenbrook Drive. (File No. DD 15-02, District 2)

The applicant requests a major waiver to the Downtown District standards to allow construction of a programmable monument sign on the subject property.

Mayor Athas opened the public hearing at 8:23 p.m. The speakers on this item were Will Guerin, Director of Planning. Eva McKannan, Larry Kirker, Paul Harper, Judy Grasham, Brenda Harper, Bobbie Barger, Jack Barger, Michael E. Whalin, Kimberly Whalin, and Sharon Campbell registered in favor of the request, but did not testify. Motion was made by Council Member Goebel to follow the recommendation of the Plan Commission and staff, with the exception of dimming the sign from 10p – 6a (based on the GDC Residential Lighting Standards for Programmable Signs) instead of turning the sign off, allowing staff to choose the specific dimming level, seconded by Council Member Campbell to close the hearing at 8:26 p.m. Motion carried 8 ayes, 0 nays.

9c. APPROVED

Consider the application of Datatronic Control, Inc. requesting approval of a Downtown Development Plan – Major Waiver regarding freestanding programmable signage (Section 7.24(B)(2)(b) of the Garland Development Code) on a property zoned Downtown (DT) District. This property is located at 801 West Avenue D. (File No. DD 15-03, District 2)

The applicant requests a major waiver to the Downtown District standards to allow construction of two a programmable freestanding signs on the subject property.

Mayor Athas opened the public hearing at 8:27 p.m. The speaker on this item was Will Guerin, Director of Planning. Motion was made by Council Member Goebel to follow the recommendation of the Plan Commission and staff, with the exception of dimming the signs from 10p – 6a, (based on the GDC Residential Lighting Standards for Programmable Signs) instead of turning signs off, allowing staff to choose the specific dimming level, seconded by Council Member Campbell to close the hearing at 8:29 p.m. Motion carried 8 ayes, 0 nays.

9d. POSTPONED

Consider the application of Best Storage, LLC requesting approval of 1) an amendment of Planned Development (PD) 08-52 for Community Retail uses, 2) a Detail Plan for a Self-Storage and (Indoor) Athletic Events Facility, and 3) a Specific Use Provision for Self-Storage. This property is located at 3159 South Garland Avenue (former Hypermart site only). (File No. 15-26, District 5). (This request was postponed from the November 3, 2015 City Council Meeting)

The applicant requests approval of a Concept Plan and a Detail Plan as part of an amendment to Planned Development (PD) 08-52 for Community Retail (CR) to redevelop the former “Hypermart” building with indoor athletic events facility, self-storage and retail/office space.

The applicant requested a postponement of this case until the next Regular Session on Tuesday, December 1. Motion was made by Council Member Billy Mack Williams to postpone this case until December 1, seconded by Deputy Mayor Pro Tem Dodson. Motion carried with 8 ayes, 0 nays.

RECESS

Council recessed at 8:30 p.m.

RECONVENE

Council reconvened at 8:40 p.m.

9e. APPROVED

Consider the application of John Thomas Engineering requesting approval of 1) a Detail Plan for Automobile Repair, Minor on a property zoned Planned Development (PD) District 98-28 for Community Retail Uses and 2) a variance to Section 2.51 of the Garland Development Code regarding the parking requirement. This property is located on the north side of Campbell Road, approximately 200 feet east of the intersection of West Campbell Road and North Shiloh Road. (File No. 15-35, District 1)

The applicant requests approval of the development of 4,724-square foot Jiffy Lube shop on the subject property.

Mayor Athas opened the public hearing at 8:41 p.m. The speakers on this item were Will Guerin, Director of Planning and Kurt Overmyer, Guggenheim Real Estate Partners, Developer for Jiffy Lube. Motion was made by Council Member Campbell to accept the staff and Plan Commission recommendation, seconded by Council Member Goebel, to close the hearing at 8:49 p.m. Motion carried with 8 ayes, 0 nays.

BREAK

Mayor Athas recognized a Boy Scout from Troop 1020, not previously acknowledged during the ceremonials.

9f. APPROVED

Consider the application of The Dimension group requesting approval of a Detail Plan for Restaurant on property zoned Planned Development (PD) District 13-40 for Community Retail Uses. This property is located southeast of the intersection of West Centerville Road and IH-635. (File No. 15-39, District 5)

The applicant requests approval of the development of a 5,248 square foot dine-in restaurant on the subject property.

Mayor Athas opened the public hearing at 8:50 p.m. The speaker on this item was Will Guerin, Director of Planning. Motion was made by Council Member Billy Mack Williams to

approve based on staff and Plan Commission recommendation, seconded by Deputy Mayor Pro Tem Dodson, to close the hearing at 8:52 p.m. Motion carried with 8 ayes, 0 nays.

9g. APPROVED

Consider the application of JHP Architects for ArchCo Residential, LLC requesting approval of a 1) an amendment to Planned Development (PD) District 12-13 and 2) a Concept Plan for Multi-Family Uses. This property is located south and west of Bunker Hill Road and north and west of Miles Road. (File No. 15-40, District 1)

The applicant is requesting an amendment to the existing Planned Development (PD) District 12-13 and establish a Concept Plan for an apartment complex. A subsequent Detail Plan must be approved prior to any construction.

Mayor Athas opened the public hearing at 8:53 p.m. The speakers on this item were Will Guerin, Director of Planning, Mark Denyer, Architect, and Mike Arbour. Motion was made by Council Member Campbell to approve based on staff and Plan Commission recommendation, seconded by Council Member Goebel, to close the hearing at 9:09 p.m. Motion carried with 8 ayes, 0 nays.

10. APPOINTMENTS:

Mayor Athas turned the meeting over to Mayor Pro Tem B. J. Williams for this vote. A vote was cast and the motion carried 8 ayes, 0 nays as the following names were placed in nomination:

Mayor Douglas Athas

- Jennifer Nguyen – Community Multicultural Commission
- Ali Said – Community Multicultural Commission

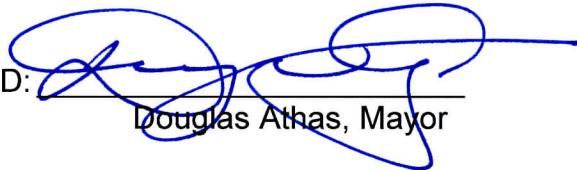
11. CITIZEN COMMENTS: Mary Ann Wickersham

12. ADJOURN:

There being no further business to come before the City Council, Mayor Athas adjourned the meeting at 9:15 p.m.

CITY OF GARLAND, TEXAS

APPROVED:



Douglas Athas, Mayor

ATTEST:


City Secretary